

Exhibit A-1

Legal Description of Property and Land

A portion of Lot I, VIERA NORTH P.U.D. - PARCEL P, as recorded in Plat Book 46, Page 99, Public Records of Brevard County, Florida, being more particularly described as follows:-

Beginning at the Northeast corner of aforesaid Lot 1 , thence run $S2^{\circ}28'09''W$, along the East right-of-way of Murrell Road as described in Official Records Book 3487, Page 3235, Public Records of Brevard County, Florida, a distance of 218.89 feet; thence $N87^{\circ}31'51''W$, a distance of 242.00 feet; thence $N2^{\circ}28'09''E$, a distance of 217.75 feet to a point on the South right-of-way of Viera Boulevard as described in Official Records Book 3225, Page 4244, Public Records of Brevard County, Florida, said point also being a point on a curve concave to the North having a radius of 2675 .00 feet, a central angle of $2^{\circ}05'05''$ and a chord that bears $S87^{\circ}10'43''E$; thence easterly along said South right-of-way of Viera Boulevard and the arc of said curve an arc distance of 97.33 feet to the POINT OF TANGENCY of said curve; thence $S88^{\circ}13'15''E$, a distance of 144.69 feet to the POINT OF BEGINNING.

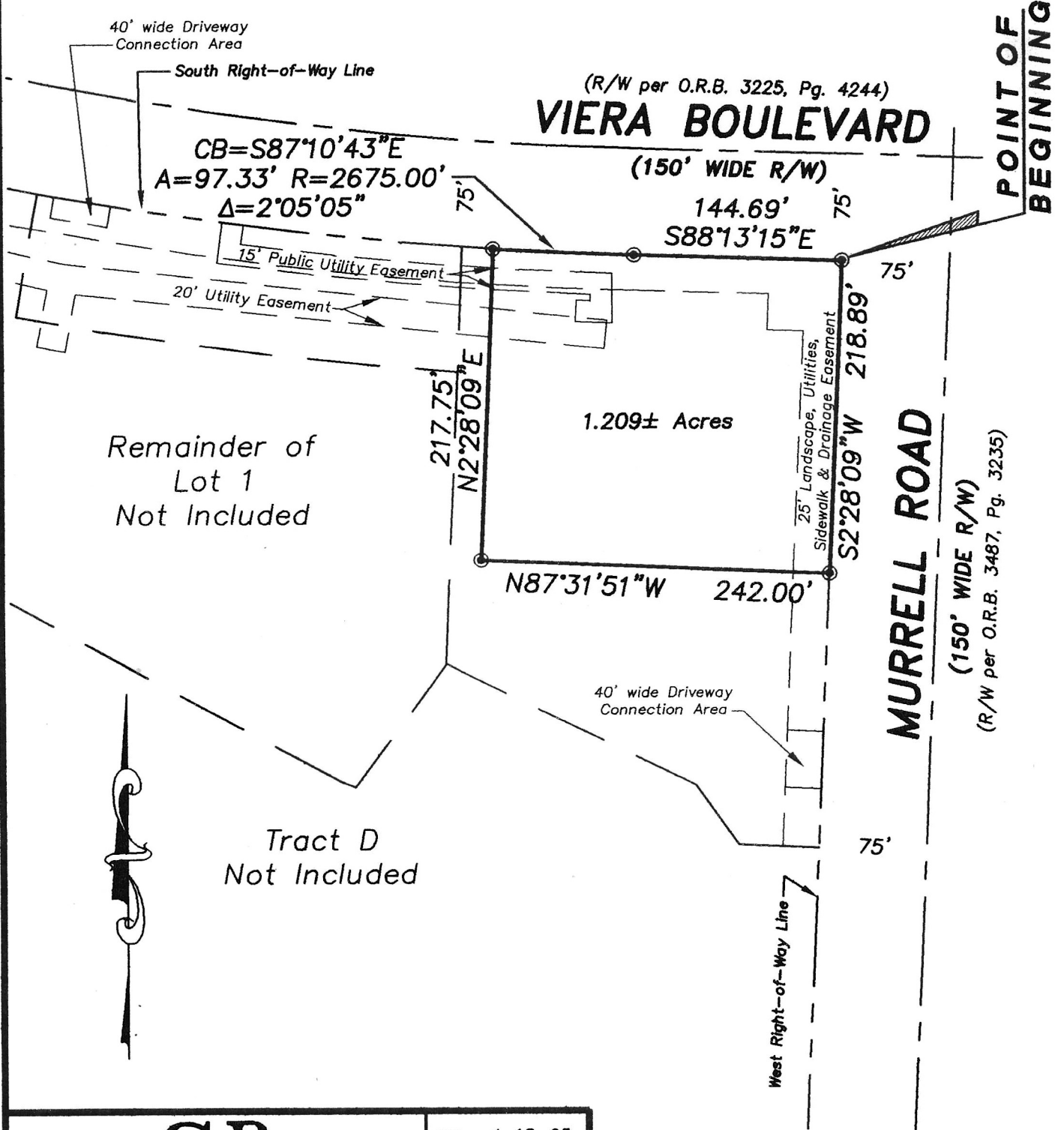
Contains 1.209 Acres, more or less.

TOGETHER WITH the benefits and burdens imposed by Declaration of Covenants and Restrictions, and by Declarations of Easements recorded in the Public Records of Brevard County, Florida.

Exhibit "A"

SKETCH OF LEGAL DESCRIPTION

NOT A BOUNDARY SURVEY



Remainder of Lot 1 Not Included

Tract D Not Included

(R/W per O.R.B. 3225, Pg. 4244)
VIERA BOULEVARD

(150' WIDE R/W)

POINT OF BEGINNING

1.209± Acres

MURRELL ROAD

(150' WIDE R/W)
(R/W per O.R.B. 3487, Pg. 3235)

CP

CANTELOU & POWELL, INC.

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1400 Sarno Road, Melbourne, Florida 32935

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DATE	4-18-05
SCALE	1" = 100'
JOB NO.	S05-050C
SHEET 2 OF 2	

(P32 in pdf)